



FOR SALE

Mount Pleasant Farm, Sychdyn, Mold, Flintshire, CH7 6ES

104.6 acre (42.33 ha) farm, with house and range of outbuildings. Available for sale in two lots or as a whole



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104.6 acre Farm with house and range of outbuildings.
For Sale in two Lots or as a whole by Informal Tender

Guide Price

£1,300,000 (Lot One, House Buildings and 87.06 acres)

£200,000 (Lot Two, 17.54 acres)

- Well-proportioned detached 4-bedroom house
- Substantial operational farm with range of agricultural buildings
- Excellent location for transport network
- EPC Band F

- Lot 1 – House, buildings and 87.06 acres of Land
- Lot 2 – 17.54 acres of land
- Tenders to be submitted by Wednesday 16th July 2025
- Enquiries through Atchams. Contact Laura Parry-Jones 07359 108 992

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LOCATION

Situated in the heart of the Flintshire countryside, off a quiet country road just outside the village of Sychdyn. Conveniently located 2.8 miles from the market town of Mold and 12 miles from Chester which have a full range of amenities including a hospital, schools, bus service and shops and within easy reach of the A55.

DESCRIPTION

Mount Pleasant Farm presents an unique opportunity to acquire a substantial working farm extending in total to approximately 104.6 acres (42.33 hectares), available for sale in two lots or as a whole.

This property boasts an impressive selection of both modern and traditional farm buildings, complemented by 26,000 square feet of concreted yard space, ideal for various agricultural operations.

The land is primarily laid to pasture and has been used for livestock grazing. With gently rolling topography and grade 3 and 4 soil quality, the land is also suitable for arable cropping. Additionally, the property features a charming area of woodland and a pond, incorporated into the Site of Special Scientific Interest (SSSI), adding to its natural appeal and opportunity for further conservation projects.

The residential property includes a detached four-bedroom house, offering approximately 118 square meters (1270 square feet) of living space. While the home is in good condition, it would benefit from some modernisation, allowing buyers the opportunity to add personal touches.

There is ample parking for several vehicles to the side of the house, making it convenient for both residents and visitors.

The farm buildings are located in the yard to the east and south of the residential accommodation. The farm was formerly a dairy unit. The buildings can be described as follows:

- Monopitch pole barn with tin roof and sides - 3.57m x 5.75m
- Monopitch steel frames stock shed with tin roof and sides, earth floor and open front and sides - 13.72m x 6.73m
- 3 bay half round dutch barn with lean to, open front and side, earth floor with lean to on either side 13.96m x 18.92.
- Sand and carpet menarge – 19m x 37m.
- Monopitch steel framed, corrugated sides and roof loose boxes x2 with concrete floor – 4.92m x 6.90m.
- Brick and breeze block stables – 3.75m x 6.90m.
- Stone, brick old barn with part slate tile and part abestos roof – 5m x 25m.
- Brick shed/former shippon with steel gates – 4.56m x 8.33m.
- Brick shed – 3.65m x 3.66m.
- Stone barn with abestos roof – 4.97m x 12.73m.
- Stone and brick barn (suspected former farm house?) – 5.17m x 19.07m.
- Hardstanding area currently used as a clamp with tyres – 13m x 16m
- Timber framed cubicle shed with tin roof, 40 wooden cubicles and concrete floor – 12.21m x 13m
- Steel framed covered shed with concrete floor, part brick walls and abestos/fibre roof. Eaves 5.12m min – 8.71 ridge – 14.91m x 22.70m

- Cubicle shed with adjoining parlour and collecting yard, passage in centre of cubicle shed, breezeblock walls, concrete floor and abestos/fibre roof – 22.70m x 18.71m.
- Uncovered external slurry pit – 22m x 40m.

LAND

The land spans approximately 104.6 acres (42.33 hectares), laid entirely to permanent pasture..

Accessible from the main farmyard and via gateways off the surrounding country lanes, the land is easy to manage and navigate. With gently rolling topography, it is ideally suited for both grazing and arable purposes. It is bounded by hedgerows and fences.

The land is currently being used for the grazing of cattle under a short term licence arrangement. The vendor will provide vacant possession upon completion.

ACCESS TO THE PROPERTY

The holding can be accessed directly off the quiet country lane which is owned by Flintshire County Council. Lot 2 can be accessed separately from lot 1, off a single width council owner road.



SERVICES

Mains Electricity and Mains Water are connected. Drainage from the house is to a septic tank located on the property. Meters for Electricity are located on the subject property and the water meter and stop tap for the property are located close to the house. The residential property is centrally heated by an oil fired boiler. None of the services have been tested. Atchams can therefore provide no guarantees as to their availability or quality.

TENURE AND POSSESSION

The property is offered for sale with Freehold Tenure and Vacant Possession on all parts upon completion.

TENDER DETAILS

The property is to be sold by Informal Tender. All tenders to be submitted on the specified forms, which must be received no later than **Wednesday 16th July 2025** at Midday. Tender forms will be available by request from Atchams (and can be downloaded at www.atchams.co.uk/property). A legal pack to include sale contract will be available 2 weeks prior to the tender date. Packs can be requested from the vendors' agents.

BASIC PAYMENT AND ENVIRONMENTAL SCHEMES

There are no Entitlements included in the sale. As far as the Vendor is aware, the holding is not within any Environmental Stewardship Schemes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

VIEWINGS – 4 OPEN DAYS

Viewings are only available on the specified viewing dates. The following viewing dates are available:

Wednesday 4th June 2025 at 1pm to 4pm
Wednesday 18th June 15th 2025 9am to Midday
Tuesday 1st July 2025 8am to 11am
Wednesday 9th July 2025 8am to 11am

If necessary other viewings outside of the viewing days can be made by appointment with the sole agent Atchams, Holly Farm, Wolverley, Shrewsbury, SY4 5NQ. Contact Laura Parry-Jones Tel: 07359 108 992 or Gareth Lay Tel: 07399 184 807.

LEGAL DOCUMENTS AND COSTS

The purchaser is to be responsible for their own legal and professional costs associated with the purchase. The purchaser will be required to make a contribution towards the vendors' legal costs of £1,500 for lot 1 and £1000 for lot 2 (no VAT is chargeable). Should the vendors' solicitors undertake local authority searches, these will be charged in addition, at cost.

HYNET PIPELINE SCHEME

Buyers should be aware that some of the land may be affected by the proposed HyNet Co2 pipeline which runs from Padeswood to Talacre. <https://www.hynethydrogenpipeline.co.uk/the-project/overview/>. The scheme is expected to be constructed in 2027. It will run to the Eastern side of the house and buildings. The buyer will receive the benefit of the easement which will be for a diameter of 24.4m from the centre of the pipeline. The vendor has not entered into any agreements with the scheme promotor. The purchaser will be responsible for any negotiations with HyNet.

VAT

VAT is not applicable on the sale price.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared and is attached to the Sales Particulars. It is banded with a F rating

GUIDE PRICE

The agents suggest a guide of £1,300,000 (One Million, Three Hundred Thousand Pounds) for Lot 1 and £200,000 (Two Hundred

Thousand Pounds) for Lot 2. Potential purchasers are invited to make offers at an appropriate level at their discretion.

PLANNING

As far as the vendors are aware there is no recent planning history associated with the property. Any purchasers will be responsible for carrying out their own planning searches.

The Local Authority is Flintshire County Council, County Hall, Mold, CH7 6NB.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause where if the purchaser gains planning or develops the property for a non-agricultural/equestrian use, the vendors reserve the right to claim 30% of the uplift for the next 25 years. Full details of the uplift can be obtained from the vendors' agent and will be available within the contract pack.

SOLICITOR AND CONTRACT PACK

The Contract pack is available by request from the Vendor's agent.

IDENTIFICATION CHECKS

In accordance with New Money Laundering Obligations for UK Property Transactions: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, perspective buyers must provide two forms of identification prior to submitting an offer, which will be checked and verified by the selling agents.



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All dimensions are approximate and the plans provided are for identification only.

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Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Atchams has made every effort to attempt to ensure that the particulars and other information provided are as accurate as possible and the particulars are not intended to amount to advice given, which you should rely upon as being factually accurate. Some images may have been taken using wide angle lenses. The reader should not assume that the property has all necessary planning, building regulations or any other consents and Atchams have not tested any services, facilities or equipment. All measurements and distances given are approximate. Atchams, its employees and anyone instructed on their behalf cannot offer warranties or guarantees, whether expressly or implied in relation to the property, or the content of these particulars is accurate, complete or up to date. The photographs provided represent part of the property as it appeared at the time they were taken. All rentals and prices are quoted exclusive of VAT (which may be charged in addition) unless otherwise stated. Should you require any further information, please contact us info@atchams.co.uk Atchams Limited (Co Reg 11793641) whose registered address is Holly Farm, Wolverley, Shropshire, SY4 5NQ. Atchams is regulated by RICS. Your statutory rights are not affected by this notice.

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any conditional offers submitted to the vendors. Atchams offers no liability of any type arising from the purchasers delay or other lack of co-operation. We may hold purchaser's names on our database unless you instruct us otherwise.

View a video of the property at www.atchams.co.uk/property



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